151.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	880,900	/	880,900
USE VALUE:	880,900	/	880,900
ASSESSED:	880,900	/	880,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARMER DARREL S & MARY M
Owner 2:	
Owner 3:	
Street 1:	18 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,939 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1774 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7939.000	351,300	3,100	526,500	880,900
Total Card	0.182	351,300	3,100	526,500	880,900
Total Parcel	0.182	351,300	3,100	526,500	880,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.56 | /Parcel: 496.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100054
GIS Ref	
GIS Ref	
Insp Date	02/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0019.0

!11844!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,300	3100	7,939.	526,500	880,900	880,900	Year End Roll	12/18/2019
2019	101	FV	269,200	3100	7,939.	493,600	765,900	765,900	Year End Roll	1/3/2019
2018	101	FV	269,400	3100	7,939.	408,100	680,600	680,600	Year End Roll	12/20/2017
2017	101	FV	269,400	3100	7,939.	375,200	647,700	647,700	Year End Roll	1/3/2017
2016	101	FV	269,400	3100	7,939.	342,200	614,700	614,700	Year End	1/4/2016
2015	101	FV	254,600	3100	7,939.	335,700	593,400	593,400	Year End Roll	12/11/2014
2014	101	FV	254,600	3100	7,939.	312,000	569,700	569,700	Year End Roll	12/16/2013
2013	101	FV	254,600	3100	7,939.	296,800	554,500	554,500		12/13/2012

PRINT

Date	Time
12/11/20	01:58:38

LAST REV

Date	Time
04/19/18	11:22:11
apro	

PAT ACCT. 11844

USER DEFINED

Prior Id # 1:	100054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEIN PAUL - ET	22005-46		5/4/1992		195,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2008	247	Inter Fi	19,131			G9	GR FY09	
10/2/2001	719	New Wind	2,000	C				5 REPLACEMENT WIND
4/29/1998	268	Wood Dec	4,500					WOOD DECK
5/24/1992	194		24,000					12X15 KIT. ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	189	PATRIOT
2/1/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7939		Sq. Ft.	Site		0	80.	0.83	9									526,534						526,500	

Total AC/HA:	0.18225	Total SF/SM:	7939	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	526,534	Spl Credit		Total:	526,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

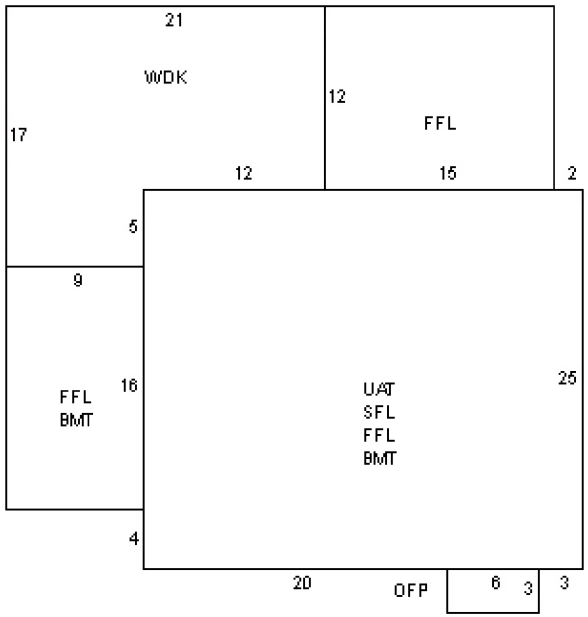
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SINK IN BSMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24188280
Const Adj.:	0.99989998
Adj $ / SQ:	161.429
Other Features:	87873
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431609
Depreciation:	80279
Depreciated Total:	351330

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.43
Special Features:	0	Val/Su Net:	111.91
Final Total:	351300	Val/Su SzAd	198.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,049	161.430	169,339
BMT	Basement	869	48.430	42,084
SFL	Second Floor	725	161.430	117,036
WDK	Deck	297	9.370	2,782
UAT	Upper Attic	181	64.570	11,704
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,139			Total:	343,737
Size Ad	1774	Gross Are	3683	FinArea	1774

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	F	AV	1929	23.73	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100